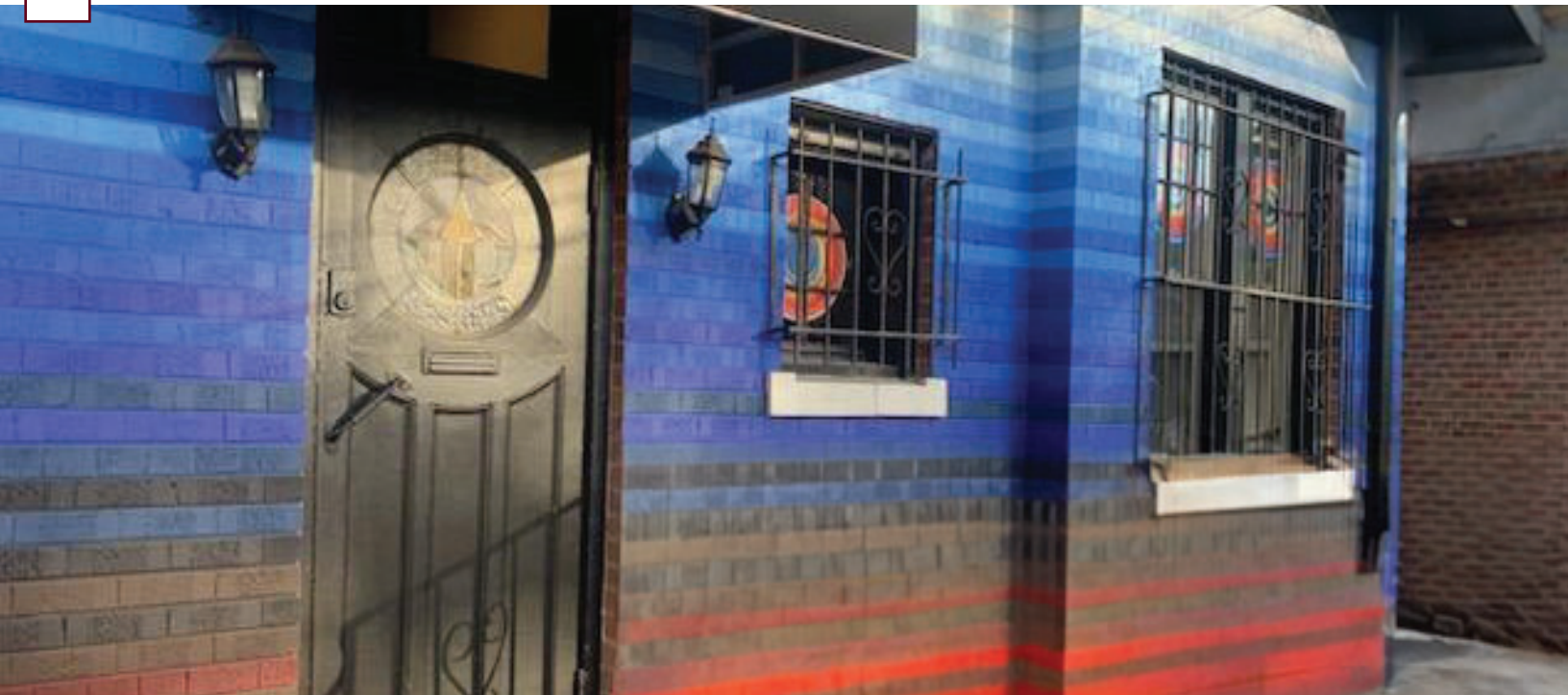


FOR SALE

2043 YORK ST

2043 N. YORK STREET, DENVER, CO 80205

OFFICE | 3,552 SQUARE FEET | \$775,000.00



PRICE IMPROVEMENT - \$775,000.00

PROPERTY HIGHLIGHTS:

Former Live Nation office directly across from City Park. Easy access to Cap Hill, Lodo, Larimer Square, & RiNo. Quick access to I-70. Main floor has 3 private offices, a conference room, reception area, common area and restroom. All offices are large (potential to share) with tall ceilings. The basement level has 4 private offices (2 shareable), common area for 3 desks, restroom, and storage. The building has 7 parking spaces and is located in a pocket area of commercial law firms and CPA's. Bonus features include brand new A/C unit, beautifully landscaped patio, charming front porch, and mural art on parking lot side. Zoning and ample parking allows for great flexibility and multiple uses.



TRAFFIC COUNTS: 17,355 VPD at York St & E 23rd Ave
15,000 VPD at York St & E 17th Ave

DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
Population	32,528	263,506	535,939
Avg. HH Income	\$159,330	\$167,817	\$166,219
Daytime Population	18,110	239,553	390,147

AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

CLICK HERE FOR BROKERAGE DISCLOSURES

John Livaditis
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